



City of Carmel

CARMEL PLAN COMMISSION MEETING AGENDA

TUESDAY, OCTOBER 20, 2009

Time & Location: 6 PM, City Hall Council Chambers, 2nd Floor, 1 Civic Square, Carmel, IN 46032

Agenda Items:

- A. Call Meeting to Order
- B. Pledge of Allegiance
- C. Roll Call
- D. Declaration of Quorum
- E. Approval of Minutes
- F. Communications, Bills, Expenditures, & Legal Counsel Report
- G. Reports, Announcements & Department Concerns
- H. Public Hearings

1-4. Docket No. 09080023 PP: The Cottages at Carmel - Primary Plat

The applicant seeks plat approval for 40 lots on 6 acres. Also, subdivision waivers requested are:

Docket No. 09080024 SW SCO 6.03.20: no private streets permitted

Docket No. 09080025 SW SCO 6.05.01: minimum lot width of 50-ft at street R/W

Docket No. 09080026 SW SCO 8.09.01: sidewalks on both sides of street required

The site is located at 531 S. Guilford Rd. and is zoned B-7/Business. Filed by Justin Moffett for Highline Construction, Inc.

5. Docket No. 09090016 SW: Lincolnshire Subdivision, Section 1

The applicant seeks a subdivision control ordinance waiver from Section 8.09.01: sidewalks installed on both sides of the street in accordance with Carmel standards. The site is located at the northwest corner of 141st St. and Towne Rd. The site is zoned S-1/Residence – ROSO. Filed by Bryan Stumpf of Estridge Development Company, Inc.

6. Docket No. 09090018 CPA: 96th & Westfield Subarea Plan Comprehensive Plan Amendment

The applicant seeks approval to amend the Carmel Clay Comprehensive Plan (C3 Plan 2009), to adopt Land Classifications and a Subarea Plan for the 96th Street & Westfield Boulevard Special Study Area, which is located south of 99th St. north of 96th St., east of the Monon, and west of Keystone Pkwy. Filed by the Department of Community Services, on behalf of the Carmel Plan Commission.

7. Docket No. 09090023 Z: 96th/Augusta Rezone – Ray Stair Property

The applicant seeks approval to rezone 2 parcels located at 3760 W. 96th St. and 9641 N. Augusta Dr., comprising of 1.83 acres, from S-1/Residence & B-7/Business Zonings to the B-5/Business Zoning Classification, within the Michigan Road Corridor Overlay Zone. Filed by the Department of Community Services, on behalf of the Carmel Plan Commission.

8. ~~TABLED TO NOV. 17: Docket No. 09090024 DP/ADLS: 96th/Augusta Site Plan – Ray Stair Property. The applicant seeks site plan and design approval to relocate a structure from 3760 W. 96th St. north to 9641 N. Augusta Dr. just north of and adjacent to said parcel, as well as approval for parking, landscaping, lighting, and signage. The site is pending rezone approval to B-5/Business. Filed by the Department of Community Services, on behalf of Hamilton County.~~
9. ~~TABLED TO NOV. 17: Docket No. 09090004 OA: SCO Ch 4: Definitions, Amendment The applicant seeks to amend Chapter 4: Definitions of the Subdivision Control Ordinance in order to add definitions for Preliminary Plat and Final Plat. Filed by the Department of Community Services, on behalf of the Carmel Plan Commission.~~
10. Docket No. 09090012 OA: ZO Ch 29: Parks and Recreation Impact Fees Amendment
The applicant seeks to Amend *Section 29.07: Parks and Recreation Impact Fees* and *Section 3.07: Definitions* of the Zoning Ordinance in order to update existing impact fee provisions, as well as the definitions of two pertinent terms. The proposal would renew the impact fee that is currently imposed on new residential development to defray the cost of new parks and recreation infrastructure, for an additional five years (from 2010 to 2015). The impact fee is currently imposed at a level of \$1,261/unit. It would remain at \$1,261 for an additional year, and then be increased to \$1,387 effective September 2011, to \$1,526 effective September 2012, to \$1,679 effective September 2013, and finally to \$1,847 effective September 2014. The fee would then expire in September 2015. Filed by the Carmel Department of Community Services, on behalf of the Carmel Plan Commission.
11. Docket No. 09090013 CP Amend: 2010-2015 Zone Improvement Plan (ZIP)
The applicant seeks to update the existing 2005-2010 Zone Improvement Plan, upon which the parks and recreation impact fee is based, and to add the ZIP as an appendix item to the Carmel Clay Consolidated Plan (C3 Plan). The proposal contains a projected 10-year development plan for parks and recreation infrastructure which includes an estimated \$23.45 million in additions and improvements to the existing Carmel/Clay parks system. The proposal also recommends that the existing impact fee (currently imposed at a level of \$1,261/unit) remain at \$1,261 for an additional year, and then be increased to \$1,387 effective September 2011, to \$1,526 effective September 2012, to \$1,679 effective September 2013, and finally to \$1,847 effective September 2014. Filed by the Carmel Department of Community Services, on behalf of the Carmel Plan Commission.

I. Old Business

1. *(Might be heard tonight-- subject to Subdivision Committee action)*
Docket No. 09050010 OA: Carmel SmartCode Ordinance Amendment.
Adopt Article 3: CARMEL SMARTCODE as part of Carmel City Code, Chapter 10: Zoning & Subdivisions. The SmartCode contains new development regulations that will affect the area of Carmel north of 116th Street and bounded by US 31 and Keystone. Filed by the Department of Community Services, on behalf of the Carmel Plan Commission.
2. *(Might be heard tonight-- subject to Subdivision Committee action)*
Docket No. 09070013 Z: Carmel SmartCode Rezone
The applicant seeks to amend the Official Zoning map of Carmel/Clay Township to include the proposed SmartCode. The area included is north of 116th, east of US 31, and west of Keystone Avenue. The zones to be added to the zoning map include T1/Natural Zone, T2/Rural Zone, T3-E/Sub-Urban Estate Zone, T3-L/Sub-Urban Large Lot Zone, T3/Sub-Urban Zone, T4/General Urban

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Zone, T5/Urban Center Zone, T6/Urban Core Zone, and SD/Special District. Filed by the Department of Community Services, on behalf of the Carmel Plan Commission.

J. New Business

K. Adjournment

File: PC-2009-1020